

C2 Zones and Regulating Plan

C2.1 ZONING DISTRICTS AND OVERLAYS

A Purpose and Establishment of Zoning Districts and Overlays

This section establishes the zoning districts and overlays to implement the Downtown Specific Plan for property and rights-of-way within the Downtown Code boundaries. Property and rights-of-way subject to the Downtown Code shall be divided into the following zones and overlays, which shall be applied to all property as shown on Figure C2.1.

B Zoning Districts and Overlays

The following zoning districts and overlays are established and applied to property within the boundaries of the Downtown Code. Refer to Table C2.1 for the intent and descriptions of the zoning districts and section C2.2A for descriptions of the overlays:

- Mixed-use Core Zone
- Fair Oaks Corridor Zone
- Civic Space Zone
- Shopfront Overlay
- Historic District Overlay

C2.2 REGULATING PLAN

A Purpose and Establishment of Regulating Plan

This section establishes the regulating plan, Figure C2.1, as the map that identifies and implements the various intentions and principles of the Downtown Plan. Table C2.1 defines the zoning districts, overlays and standards for site development, design and land use through the following:

- 1 Zoning Districts: Each zoning district is allocated standards in the following areas:
 - Building Placement;
 - Allowed Building Types;
 - Allowed Frontage Types;
 - Building Height and Size;
 - Allowed Encroachments into Required Yards;
 - Parking Placement and Site Access;
 - Recommended Parking; and
 - Allowed Land Uses.

- 2 Shopfront Frontage Overlay: This overlay requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.
- 3 Mission Street Height Overlay: This overlay allows maximum building height up to 2 stories (maximum 26 feet) along the rear frontage of the lot.

Within the overlay area, the frontage lots along Mission Street back up to side yards of existing residential development. Proposed development should focus greater building mass along the Mission Street frontage with a contextual two-story massing along the rear frontage of the lot.
- 4 Historic District Overlay: Any development on parcels located within the Mission West/ Historic Business and North of Mission Historic Districts will need to comply with the Secretary of Interior's Standards and Guidelines for the treatment of historic properties and subject to review by the Cultural Heritage Commission.
- 5 Regulating Plan Diagram: Each zoning district and overlay established by the Downtown Code is identified on Figure C2.1 to show the boundaries of each zoning district, overlays, and the parcels within each boundary. Figure C2.1 is established as the zoning atlas for all property within the Downtown Code boundaries.

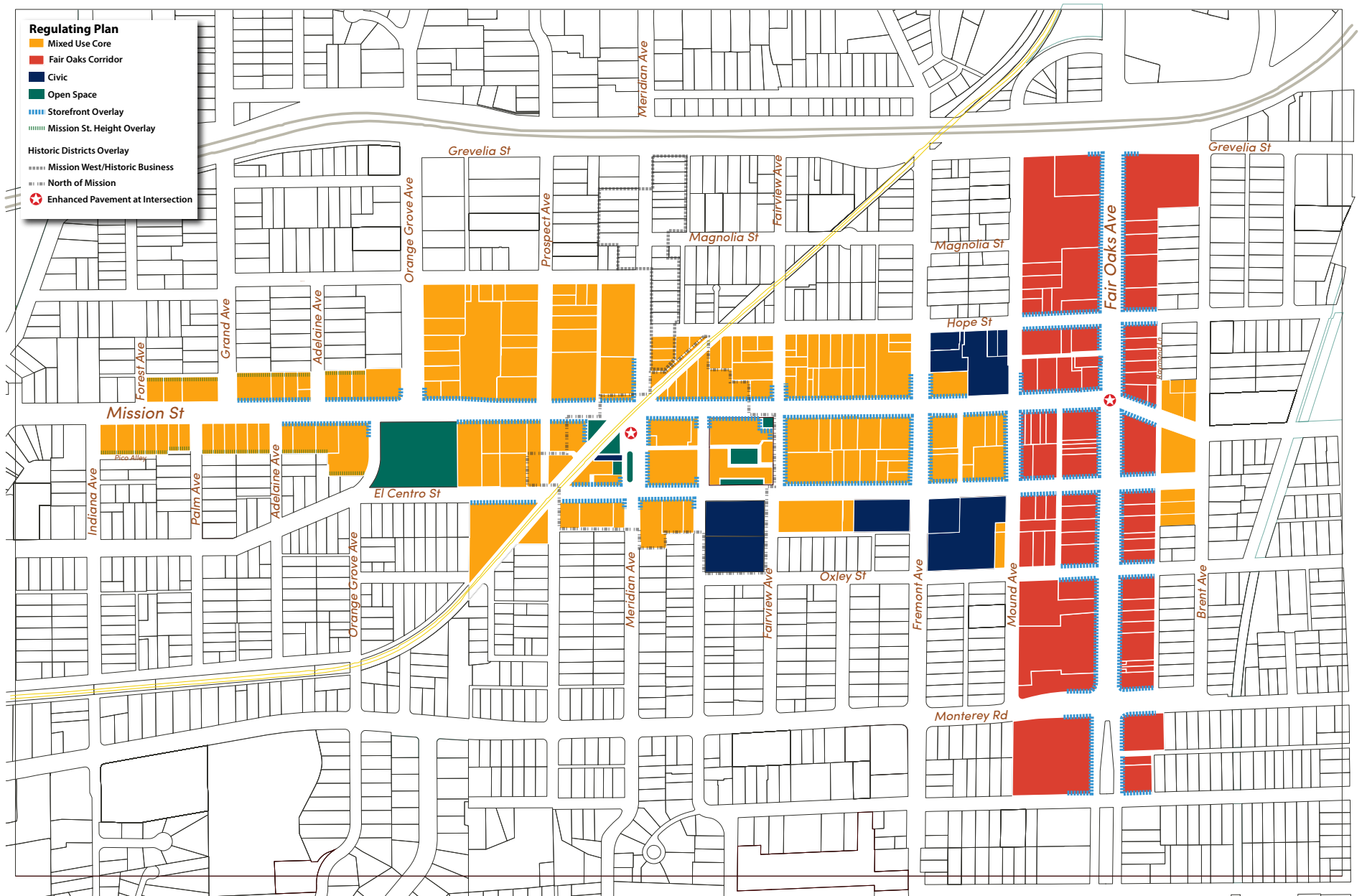


Figure C2.1. Downtown Regulating Plan.

Figure C2.2. Summary of Zoning District.

Zoning District	Mixed-use Core Zone	Fair Oaks Corridor Zone	Civic Space Zone
			
Intent	Mission Street is South Pasadena’s traditional Main Street with smaller-scale cultural, civic, retail, and transit-oriented mix of uses.	Fair Oaks Avenue is a wider street with larger format retail and office uses, including neighborhood serving shopping centers into a walkable urban format.	The zone consists of a variety of civic uses such as city hall, library, museum, community centers, post office, and other civic assembly facilities.
Desired Form	New buildings are block scale, up to four stories in height with a two-story massing setback on Mission Street. Buildings are close to property line with active ground floor commercial activities on key streets.	New buildings are block scale, up to four stories in height, buildings close to property line, and active ground floor commercial activities on key streets.	Building types vary according to their public purpose, and are programmed for their specific sites, and therefore are not coded by the Downtown code.
Streetscape and Public Realm	Active streetscapes providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage an interesting, safe, and comfortable walking environment.	Fair Oaks Avenue is envisioned to be configured as a grand tree-lined street with commercial frontages, wide sidewalks, four travel lanes, two protected bicycle lanes and parallel parking on both sides.	The streetscape is urban, emphasizing shading street trees in sidewalk tree wells, and in landscaped public plazas.
Parking	Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.	Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.	Recommend parking includes on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.
General Use	Buildings are occupied with ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, or housing uses.	Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, and housing uses.	The presence of civic buildings complement, support, and reinforce the public nature of the space.